

025.0

0006

0023.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

880,500 / 880,500

880,500 / 880,500

880,500 / 880,500

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
39		WINDSOR ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: REMEIKA MARY C/TRUSTEE

Owner 2: 39 WINDSOR ST TRUST

Owner 3:

Street 1: 39 WINDSOR ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: JEFFERSON JOHN T-ETAL -

Owner 2: REMEIKA MARY C -

Street 1: 39 WINDSOR ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Vinyl Exterior and 2308 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	419,400	5,100	456,000	880,500		17234
							GIS Ref
							GIS Ref
							Insp Date
							08/24/17

Total Card	0.115	419,400	5,100	456,000	880,500	Entered Lot Size
Total Parcel	0.115	419,400	5,100	456,000	880,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	381.50	/Parcel: 381.5	Land Unit Type:

Parcel ID 025.0-0006-0023.0

!2107!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,500	5100	5,000.	456,000	880,600	880,600	Year End Roll	12/18/2019
2019	104	FV	325,800	5100	5,000.	484,500	815,400	815,400	Year End Roll	1/3/2019
2018	104	FV	325,800	5100	5,000.	353,400	684,300	684,300	Year End Roll	12/20/2017
2017	104	FV	305,500	5100	5,000.	307,800	618,400	618,400	Year End Roll	1/3/2017
2016	104	FV	305,500	5100	5,000.	262,200	572,800	572,800	Year End	1/4/2016
2015	104	FV	272,100	5100	5,000.	256,500	533,700	533,700	Year End Roll	12/11/2014
2014	104	FV	272,100	5100	5,000.	210,900	488,100	488,100	Year End Roll	12/16/2013
2013	104	FV	283,200	5100	5,000.	200,600	488,900	488,900		12/13/2012

**PRINT**

Date

Time

12/10/20

17:36:03

**LAST REV**

Date

Time

09/06/17

10:40:13

ekelly

2107

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

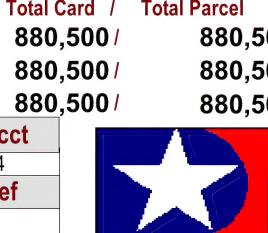
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JEFFERSON JOHN	44822-401		3/17/2005	Family		1	No		
	18948-399		3/1/1988		294,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/22/2002	877	Porch	12,000						8/24/2017	Inspected	PH	Patrick H
									7/29/2017	MEAS&NOTICE	HS	Hanne S
									4/10/2009	Meas/Inspect	163	PATRIOT
									10/11/1999	Meas/Inspect	264	PATRIOT
									10/1/1991		PM	Peter M

Sign:

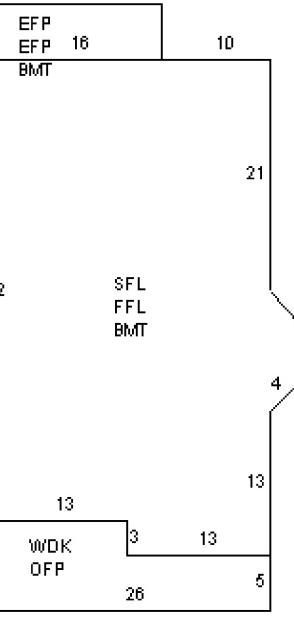
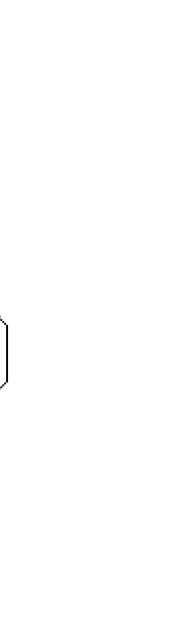
VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



**Patriot Properties Inc.**  
Prior Id #1: 17234  
Prior Id #2:  
Prior Id #3:  
Prior Id #1:  
Prior Id #2:  
Prior Id #3:  
Prior Id #1:  
Prior Id #2:  
Prior Id #3:

**ASR Map:**  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type: 13 - Multi-Garden	Sty Ht: 2 - 2 Story	(Liv) Units: 2	Total: 2	Full Bath: 2	Rating: Average	A Bath:	Rating:	PDAs.																																																																																																										
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:																																																																																																					
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID																																																																																																										
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units: 2																																																																																																												
Color: YELLOW				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																
View / Desir:				Fpl:	Rating:	Other																																																																																																												
GENERAL INFORMATION				WSFlue:	Rating:	Upper																																																																																																												
Grade: C - Average				CONDO INFORMATION				Lvl 2																																																																																																										
Year Blt: 1913		Eff Yr Blt:		Location:				Lvl 1																																																																																																										
Alt LUC:		Alt %:		Total Units:				Lower																																																																																																										
Jurisdct: G4		Fact: .		Floor:				Totals				RMs: 10	BRs: 4	Baths: 2	HB																																																																																																			
Const Mod:				% Own:				REMODELING				RES BREAKDOWN																																																																																																						
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL																																																																																																			
INTERIOR INFORMATION				DEPRECIATION				Interior:				2	5	2																																																																																																				
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %	Additions:																																																																																																												
Prim Int Wall: 2 - Plaster				Functional:	%	Kitchen:																																																																																																												
Sec Int Wall:				Economic:	%	Baths:																																																																																																												
Partition: T - Typical				Special:	%	Plumbing:																																																																																																												
Prim Floors: 3 - Hardwood				Override:	%	Electric:																																																																																																												
Sec Floors:				Total: 31 %		Heating:																																																																																																												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY		General:				Totals				2	10	4																																																																																																		
Subfloor:				Basic \$ / SQ: 170.00																																																																																																														
Bsmnt Gar:				Size Adj.: 1.10493934																																																																																																														
Electric: 3 - Typical				Const Adj.: 0.98000199																																																																																																														
Insulation: 2 - Typical				Adj \$ / SQ: 184.083																																																																																																														
Int vs Ext: S				Other Features: 101500																																																																																																														
Heat Fuel: 2 - Gas				Grade Factor: 1.00																																																																																																														
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 2	% AC:		% Heated: 100	NBHD Mod:																																																																																																														
Solar HW: NO	Central Vac: NO		% Com Wall	LUC Factor: 1.00																																																																																																														
% Sprinkled:				Adj Total: 607772																																																																																																														
				Depreciation: 188409																																																																																																														
				Depreciated Total: 419363																																																																																																														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
<b>SPEC FEATURES/YARD ITEMS</b>																																																																																																																		
<b>PARCEL ID</b> 025.0-0006-0023.0																																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	20X20	A	AV	1913		21.25	T	40	104			5,100																																																																																																		
More: N Total Yard Items: 5,100 Total Special Features: Total: 5,100																																																																																																																		
 <p><b>RESIDENTIAL GRID</b></p> <p>1st Res Grid Desc: Line 1 # Units: 2</p> <p>Level FY LR DR D K FR RR BR FB HB L O</p> <p>Other</p> <p>Upper</p> <p>Lvl 2</p> <p>Lvl 1</p> <p>Lower</p> <p>Totals RMs: 10 BRs: 4 Baths: 2 HB</p>																																																																																																																		
 <p><b>SUB AREA</b></p> <table border="1"> <thead> <tr> <th>Code</th><th>Description</th><th>Area - SQ</th><th>Rate - AV</th><th>Undepr Value</th><th>Sub Area</th><th>% Usbl</th><th>Descrip</th><th>% Type</th><th>Qu</th><th># Ten</th> </tr> </thead> <tbody> <tr> <td>BMT</td><td>Basement</td><td>1,234</td><td>55.220</td><td>68,148</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>FFL</td><td>First Floor</td><td>1,154</td><td>184.080</td><td>212,432</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>SFL</td><td>Second Floor</td><td>1,154</td><td>184.080</td><td>212,432</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>OFF</td><td>Open Porch</td><td>169</td><td>25.740</td><td>4,350</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>WDK</td><td>Deck</td><td>169</td><td>11.680</td><td>1,974</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>EFP</td><td>Enclos Porch</td><td>160</td><td>43.360</td><td>6,937</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td colspan="4">Net Sketched Area: 4,040</td><td>Total: 506,273</td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Size Ad</td><td>2308</td><td>Gross Are</td><td>4040</td><td>FinArea</td><td>2308</td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table>																Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	1,234	55.220	68,148							FFL	First Floor	1,154	184.080	212,432							SFL	Second Floor	1,154	184.080	212,432							OFF	Open Porch	169	25.740	4,350							WDK	Deck	169	11.680	1,974							EFP	Enclos Porch	160	43.360	6,937							Net Sketched Area: 4,040				Total: 506,273							Size Ad	2308	Gross Are	4040	FinArea	2308					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																								
BMT	Basement	1,234	55.220	68,148																																																																																																														
FFL	First Floor	1,154	184.080	212,432																																																																																																														
SFL	Second Floor	1,154	184.080	212,432																																																																																																														
OFF	Open Porch	169	25.740	4,350																																																																																																														
WDK	Deck	169	11.680	1,974																																																																																																														
EFP	Enclos Porch	160	43.360	6,937																																																																																																														
Net Sketched Area: 4,040				Total: 506,273																																																																																																														
Size Ad	2308	Gross Are	4040	FinArea	2308																																																																																																													
<p><b>SUB AREA DETAIL</b></p> <p><b>IMAGE</b></p> <p><b>AssessPro Patriot Properties, Inc</b></p> 																																																																																																																		